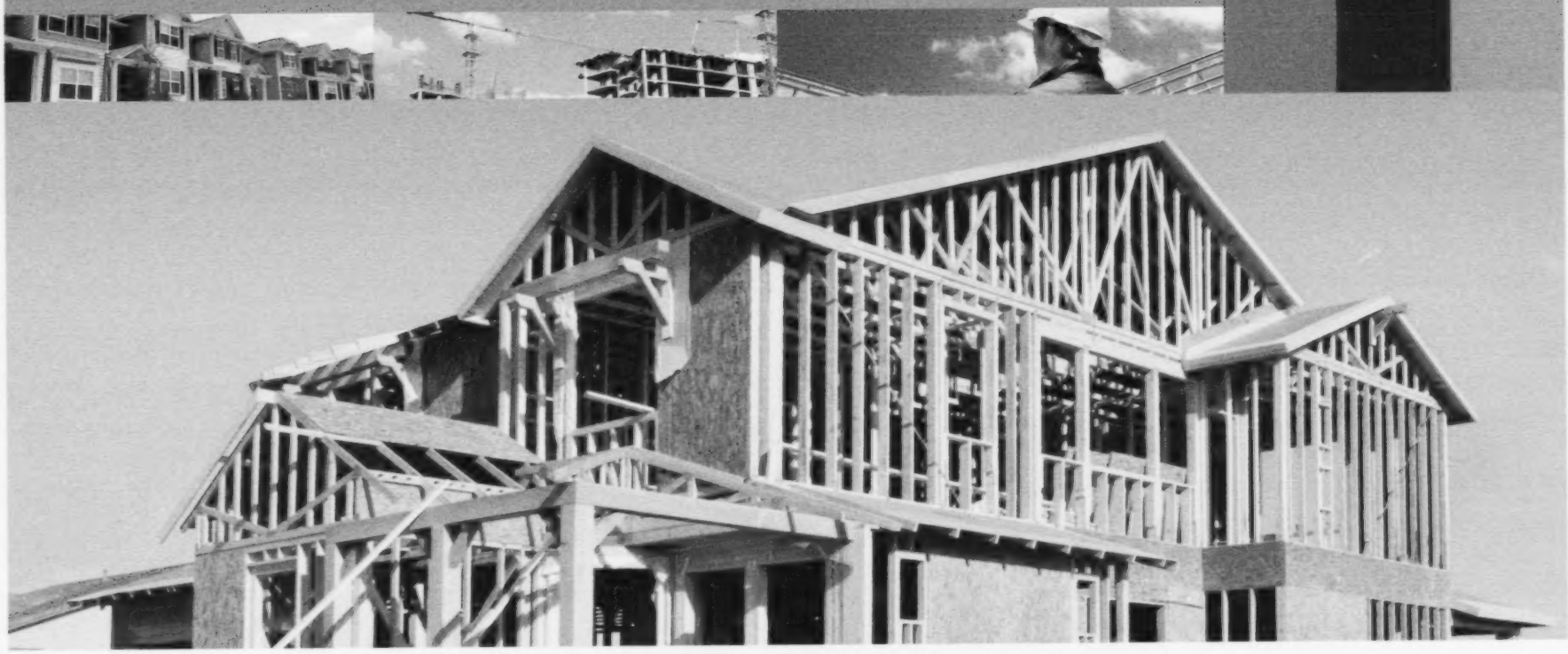
HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton



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Edmonton Metropolitan Area

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LEGEND

Single Family	**Text**
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Zone Map

Table 1a: Edmonton Metropolitan Area
Housing Starts: February 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	–	0	0	–	0	0	–
North Central	5	10	-50.0	10	50	-80.0	15	60	-75.0
Northeast	31	45	-31.1	14	54	-74.1	45	99	-54.5
Northwest	24	57	-57.9	8	152	-94.7	32	209	-84.7
South Central	12	13	-7.7	10	21	-52.4	22	34	-35.3
Southeast	68	63	7.9	56	321	-82.6	124	384	-67.7
Southwest	67	90	-25.6	137	582	-76.5	204	672	-69.6
West	50	70	-28.6	10	167	-94.0	60	237	-74.7
Total Edmonton City	**257**	**348**	**-26.1**	**245**	**1,347**	**-81.8**	**502**	**1,695**	**-70.4**
Beaumont Town	16	14	14.3	6	0	–	22	14	57.1
Calmar Town	0	0	–	0	0	–	0	0	–
Devon Town	0	2	-100.0	0	0	–	0	2	-100.0
Fort Saskatchewan City	1	17	-94.1	4	8	-50.0	5	25	-80.0
Gibbons Town	0	0	–	0	0	–	0	0	–
Leduc City	10	18	-44.4	6	8	-25.0	16	26	-38.5
Leduc County	1	10	-90.0	3	0	–	4	10	-60.0
Morinville Town	3	3	0.0	0	0	–	3	3	0.0
Parkland County	3	15	-80.0	0	0	–	3	15	-80.0
Spruce Grove City	15	24	-37.5	25	10	150.0	40	34	17.6
St. Albert City	5	14	-64.3	14	4	250.0	19	18	5.6
Stony Plain Town	2	10	-80.0	0	6	-100.0	2	16	-87.5
Strathcona County	8	19	-57.9	4	64	-93.8	12	83	-85.5
Sturgeon County	4	3	33.3	0	0	–	4	3	33.3
First Nations	0	0	–	0	0	–	0	0	–
Other Centres	0	2	-100.0	4	0	–	4	2	100.0
Total Rural	**68**	**151**	**-55.0**	**66**	**100**	**-34.0**	**134**	**251**	**-46.6**
Grand Total	**325**	**499**	**-34.9**	**311**	**1,447**	**-78.5**	**636**	**1,946**	**-67.3**

Table 1b: Edmonton Metropolitan Area
Housing Starts: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	21	18	16.7	16	681	-97.7	37	699	-94.7
Northeast	51	72	-29.2	36	163	-77.9	87	235	-63.0
Northwest	49	113	-56.6	40	174	-77.0	89	287	-69.0
South Central	18	19	-5.3	20	68	-70.6	38	87	-56.3
Southeast	113	120	-5.8	137	383	-64.2	250	503	-50.3
Southwest	110	174	-36.8	206	908	-77.3	316	1,082	-70.8
West	82	138	-40.6	28	198	-85.9	110	336	-67.3
Total Edmonton City	**444**	**654**	**-32.1**	**483**	**2,575**	**-81.2**	**927**	**3,229**	**-71.3**
Beaumont Town	29	17	70.6	10	0	--	39	17	129.4
Calmar Town	2	2	0.0	0	0	--	2	2	0.0
Devon Town	0	3	--	0	0	--	0	3	--
Fort Saskatchewan City	3	39	-92.3	58	22	163.6	61	61	0.0
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	23	33	-30.3	14	30	-53.3	37	63	-41.3
Leduc County	8	23	-65.2	7	0	--	15	23	-34.8
Morinville Town	7	10	-30.0	0	0	--	7	10	-30.0
Parkland County	9	18	-50.0	0	0	--	9	18	-50.0
Spruce Grove City	20	53	-62.3	50	36	38.9	70	89	-21.3
St. Albert City	13	26	-50.0	14	12	16.7	27	38	-28.9
Stony Plain Town	5	14	-64.3	5	10	-50.0	10	24	-58.3
Strathcona County	14	37	-62.2	4	148	-97.3	18	185	-90.3
Sturgeon County	10	13	-23.1	0	0	--	10	13	-23.1
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	3	-66.7	4	0	--	5	3	66.7
Total Rural	**144**	**291**	**-50.5**	**166**	**258**	**-35.7**	**310**	**549**	**-43.5**
Grand Total	**588**	**945**	**-37.8**	**649**	**2,833**	**-77.1**	**1,237**	**3,778**	**-67.3**

Table 2a: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: February 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	0	0	--	5	8	-37.5	0	1	-100.0	5	10	-50.0
Northeast	0	0	--	0	0	--	30	44	-31.8	1	1	0.0	31	45	-31.1
Northwest	2	0	--	0	1	-100.0	21	55	-61.8	1	1	0.0	24	57	-57.9
South Central	1	0	--	0	0	--	9	11	-18.2	2	2	0.0	12	13	-7.7
Southeast	0	0	--	0	2	-100.0	68	61	11.5	0	0	--	68	63	7.9
Southwest	1	1	0.0	0	0	--	65	89	-27.0	1	0	--	67	90	-25.6
West	1	1	0.0	0	0	--	48	65	-26.2	1	4	-75.0	50	70	-28.6
Total Edmonton City	**5**	**3**	**66.7**	**0**	**3**	**-100.0**	**246**	**333**	**-26.1**	**6**	**9**	**-33.3**	**257**	**348**	**-26.1**
Beaumont Town	2	0	--	0	0	--	14	12	16.7	0	2	-100.0	16	14	14.3
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	2	-100.0	0	0	--	0	2	-100.0
Fort Saskatchewan City	0	0	--	0	0	--	0	0	--	1	17	-94.1	1	17	-94.1
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	1	0	--	0	0	--	9	17	-47.1	0	1	-100.0	10	18	-44.4
Leduc County	0	0	--	0	0	--	1	4	-75.0	0	6	-100.0	1	10	-90.0
Morinville Town	0	0	--	0	0	--	0	0	--	3	3	0.0	3	3	0.0
Parkland County	0	0	--	0	0	--	1	1	0.0	2	14	-85.7	3	15	-80.0
Spruce Grove City	0	0	--	0	0	--	15	5	200.0	0	19	-100.0	15	24	-37.5
St. Albert City	0	1	-100.0	0	0	--	2	5	-60.0	3	8	-62.5	5	14	-64.3
Stony Plain Town	0	0	--	0	0	--	2	3	-33.3	0	7	-100.0	2	10	-80.0
Strathcona County	0	0	--	0	0	--	0	0	--	8	19	-57.9	8	19	-57.9
Sturgeon County	0	0	--	0	0	--	0	0	--	4	3	33.3	4	3	33.3
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	0	1	-100.0	0	1	-100.0	0	2	-100.0
Total Rural	**3**	**1**	**200.0**	**0**	**0**	**--**	**44**	**50**	**-12.0**	**21**	**100**	**-79.0**	**68**	**151**	**-55.0**
Grand Total	**8**	**4**	**100.0**	**0**	**3**	**-100.0**	**290**	**383**	**-24.3**	**27**	**109**	**-75.2**	**325**	**499**	**-34.9**

Table 2b: Edmonton Metropolitan Area
Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	2	2	0.0	1	0	--	17	15	13.3	1	1	0.0	21	18	16.7
Northeast	0	0	--	0	0	--	50	71	-29.6	1	1	0.0	51	72	-29.2
Northwest	3	1	200.0	0	1	-100.0	45	110	-59.1	1	1	0.0	49	113	-56.6
South Central	1	0	--	1	0	--	14	17	-17.6	2	2	0.0	18	19	-5.3
Southeast	0	0	--	0	3	-100.0	113	116	-2.6	0	1	-100.0	113	120	-5.8
Southwest	1	5	-80.0	0	1	-100.0	108	166	-34.9	1	2	-50.0	110	174	-36.8
West	5	7	-28.6	0	0	--	75	127	-40.9	2	4	-50.0	82	138	-40.6
Total Edmonton City	**12**	**15**	**-20.0**	**2**	**5**	**-60.0**	**422**	**622**	**-32.2**	**8**	**12**	**-33.3**	**444**	**654**	**-32.1**
Beaumont Town	2	0	--	0	0	--	27	15	80.0	0	2	-100.0	29	17	70.6
Calmar Town	0	0	--	0	0	--	2	2	0.0	0	0	--	2	2	0.0
Devon Town	0	1	-100.0	0	0	--	0	2	-100.0	0	0	--	0	3	-100.0
Fort Saskatchewan City	0	0	--	0	0	--	0	0	--	3	39	-92.3	3	39	-92.3
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	1	0	--	0	0	--	21	30	-30.0	1	3	-66.7	23	33	-30.3
Leduc County	1	1	0.0	0	0	--	3	7	-57.1	4	15	-73.3	8	23	-65.2
Morinville Town	0	0	--	0	0	--	1	0	--	6	10	-40.0	7	10	-30.0
Parkland County	0	0	--	0	0	--	5	1	400.0	4	17	-76.5	9	18	-50.0
Spruce Grove City	0	0	--	0	0	--	20	9	122.2	0	44	-100.0	20	53	-62.3
St. Albert City	0	1	-100.0	0	0	--	4	9	-55.6	9	16	-43.8	13	26	-50.0
Stony Plain Town	1	0	--	0	0	--	4	5	-20.0	0	9	-100.0	5	14	-64.3
Strathcona County	0	0	--	0	0	--	0	0	--	14	37	-62.2	14	37	-62.2
Sturgeon County	1	0	--	0	0	--	0	0	--	9	13	-30.8	10	13	-23.1
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	1	1	0.0	0	2	-100.0	1	3	-66.7
Total Rural	**6**	**3**	**100.0**	**0**	**0**	**--**	**88**	**81**	**8.6**	**50**	**207**	**-75.8**	**144**	**291**	**-50.5**
Grand Total	**18**	**18**	**0.0**	**2**	**5**	**-60.0**	**510**	**703**	**-27.5**	**58**	**219**	**-73.5**	**588**	**945**	**-37.8**

Table 3a: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: February 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	4	0	0	0	3	0	3	3	10
Northeast	6	0	0	0	8	0	8	0	14
Northwest	4	0	0	0	4	0	4	0	8
South Central	10	0	0	0	0	0	0	0	10
Southeast	28	0	0	0	28	0	28	0	56
Southwest	36	80	0	80	13	0	13	8	137
West	4	0	0	0	0	0	0	6	10
Total Edmonton City	**92**	**80**	**0**	**80**	**56**	**0**	**56**	**17**	**245**
Beaumont Town	6	0	0	0	0	0	0	0	6
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0	4
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	0	6
Leduc County	0	0	0	0	0	0	0	3	3
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	10	0	0	0	0	0	0	15	25
St. Albert City	14	0	0	0	0	0	0	0	14
Stony Plain Town	0	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0	4
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	4	4
Total Rural	**44**	**0**	**0**	**0**	**0**	**0**	**0**	**22**	**66**
Grand Total	**136**	**80**	**0**	**80**	**56**	**0**	**56**	**39**	**311**

Table 3b: Edmonton Metropolitan Area
Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	4	0	0	0	3	0	3	9	16
Northeast	28	0	0	0	8	0	8	0	36
Northwest	6	0	0	0	34	0	34	0	40
South Central	16	0	4	4	0	0	0	0	20
Southeast	82	0	0	0	55	0	55	0	137
Southwest	60	80	0	80	29	6	35	31	206
West	22	0	0	0	0	0	0	6	28
Total Edmonton City	**218**	**80**	**4**	**84**	**129**	**6**	**135**	**46**	**483**
Beaumont Town	6	0	0	0	0	0	0	4	10
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	6	0	48	48	0	0	0	4	58
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	10	0	0	0	0	0	0	4	14
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	14	0	0	0	0	0	0	36	50
St. Albert City	14	0	0	0	0	0	0	0	14
Stony Plain Town	2	0	0	0	0	0	0	3	5
Strathcona County	4	0	0	0	0	0	0	0	4
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	4	4
Total Rural	**60**	**0**	**48**	**48**	**0**	**0**	**0**	**58**	**166**
Grand Total	**278**	**80**	**52**	**132**	**129**	**6**	**135**	**104**	**649**

Table 4a: Edmonton Metropolitan Area
Housing Completions: February 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	8	6	33.3	143	8	1,687.5	151	14	978.6
Northeast	30	34	-11.8	18	280	-93.6	48	314	-84.7
Northwest	34	83	-59.0	28	164	-82.9	62	247	-74.9
South Central	7	8	-12.5	8	21	-61.9	15	29	-48.3
Southeast	65	46	41.3	132	52	153.8	197	98	101.0
Southwest	82	97	-15.5	203	205	-1.0	285	302	-5.6
West	50	66	-24.2	44	31	41.9	94	97	-3.1
Total Edmonton City	**276**	**340**	**-18.8**	**576**	**761**	**-24.3**	**852**	**1,101**	**-22.6**
Beaumont Town	14	16	-12.5	6	0	--	20	16	25.0
Calmar Town	2	6	-66.7	0	0	--	2	6	-66.7
Devon Town	0	2	-100.0	0	0	--	0	2	-100.0
Fort Saskatchewan City	13	14	-7.1	61	2	2,950.0	74	16	362.5
Gibbons Town	1	0	--	0	0	--	1	0	--
Leduc City	19	44	-56.8	164	58	182.8	183	102	79.4
Leduc County	15	5	200.0	0	0	--	15	5	200.0
Morinville Town	5	4	25.0	0	2	-100.0	5	6	-16.7
Parkland County	8	15	-46.7	0	0	--	8	15	-46.7
Spruce Grove City	12	39	-69.2	34	26	30.8	46	65	-29.2
St. Albert City	14	30	-53.3	24	84	-71.4	38	114	-66.7
Stony Plain Town	3	6	-50.0	0	6	-100.0	3	12	-75.0
Strathcona County	17	14	21.4	8	20	-60.0	25	34	-26.5
Sturgeon County	9	15	-40.0	0	0	--	9	15	-40.0
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	1	1	0.0
Total Rural	**133**	**211**	**-37.0**	**297**	**198**	**50.0**	**430**	**409**	**5.1**
Grand Total	**409**	**551**	**-25.8**	**873**	**959**	**-9.0**	**1,282**	**1,510**	**-15.1**

Table 4b: Edmonton Metropolitan Area
Housing Completions: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	27	11	145.5	249	16	1,456.3	276	27	922.2
Northeast	54	47	14.9	37	280	-86.8	91	327	-72.2
Northwest	70	123	-43.1	45	187	-75.9	115	310	-62.9
South Central	19	15	26.7	57	25	128.0	76	40	90.0
Southeast	138	104	32.7	169	100	69.0	307	204	50.5
Southwest	200	219	-8.7	447	316	41.5	647	535	20.9
West	147	155	-5.2	158	88	79.5	305	243	25.5
Total Edmonton City	**655**	**674**	**-2.8**	**1,162**	**1,012**	**14.8**	**1,817**	**1,686**	**7.8**
Beaumont Town	19	24	-20.8	12	0	--	31	24	29.2
Calmar Town	4	6	-33.3	0	0	--	4	6	-33.3
Devon Town	0	2	--	0	0	--	0	2	--
Fort Saskatchewan City	29	38	-23.7	85	12	608.3	114	50	128.0
Gibbons Town	1	1	0.0	0	0	--	1	1	0.0
Leduc City	28	53	-47.2	173	78	121.8	201	131	53.4
Leduc County	18	8	125.0	0	0	--	18	8	125.0
Morinville Town	6	7	-14.3	8	2	300.0	14	9	55.6
Parkland County	14	15	-6.7	0	0	--	14	15	-6.7
Spruce Grove City	33	40	-17.5	58	34	70.6	91	74	23.0
St. Albert City	23	30	-23.3	26	86	-69.8	49	116	-57.8
Stony Plain Town	13	14	-7.1	12	6	100.0	25	20	25.0
Strathcona County	48	38	26.3	28	29	-3.4	76	67	13.4
Sturgeon County	16	19	-15.8	0	0	--	16	19	-15.8
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	2	1	100.0	0	0	--	2	1	100.0
Total Rural	**254**	**296**	**-14.2**	**402**	**247**	**62.8**	**656**	**543**	**20.8**
Grand Total	**909**	**970**	**-6.3**	**1,564**	**1,259**	**24.2**	**2,473**	**2,229**	**10.9**

Table 5a: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: February 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	0	2	-100.0	7	2	250.0	1	1	0.0	8	6	33.3
Northeast	1	1	0.0	0	1	-100.0	29	32	-9.4	0	0	--	30	34	-11.8
Northwest	1	0	--	2	2	0.0	31	80	-61.3	0	1	-100.0	34	83	-59.0
South Central	0	1	-100.0	0	0	--	5	7	-28.6	2	0	--	7	8	-12.5
Southeast	1	0	--	2	0	--	62	46	34.8	0	0	--	65	46	41.3
Southwest	3	3	0.0	0	0	--	79	94	-16.0	0	0	--	82	97	-15.5
West	0	1	-100.0	0	0	--	48	65	-26.2	2	0	--	50	66	-24.2
Total Edmonton City	**6**	**7**	**-14.3**	**4**	**5**	**-20.0**	**261**	**326**	**-19.9**	**5**	**2**	**150.0**	**276**	**340**	**-18.8**
Beaumont Town	1	1	0.0	0	0	--	13	15	-13.3	0	0	--	14	16	-12.5
Calmar Town	0	1	-100.0	0	0	--	2	5	-60.0	0	0	--	2	6	-66.7
Devon Town	0	0	--	0	0	--	0	2	-100.0	0	0	--	0	2	-100.0
Fort Saskatchewan City	0	0	--	0	0	--	13	14	-7.1	0	0	--	13	14	-7.1
Gibbons Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Leduc City	1	9	-88.9	0	0	--	18	35	-48.6	0	0	--	19	44	-56.8
Leduc County	4	0	--	0	0	--	9	3	200.0	2	2	0.0	15	5	200.0
Morinville Town	0	0	--	0	0	--	5	4	25.0	0	0	--	5	4	25.0
Parkland County	4	7	-42.9	0	1	-100.0	2	3	-33.3	2	4	-50.0	8	15	-46.7
Spruce Grove City	0	2	-100.0	0	0	--	12	37	-67.6	0	0	--	12	39	-69.2
St. Albert City	2	7	-71.4	0	0	--	12	23	-47.8	0	0	--	14	30	-53.3
Stony Plain Town	0	0	--	0	0	--	3	6	-50.0	0	0	--	3	6	-50.0
Strathcona County	6	2	200.0	0	0	--	11	10	10.0	0	2	-100.0	17	14	21.4
Sturgeon County	5	8	-37.5	0	0	--	2	5	-60.0	2	2	0.0	9	15	-40.0
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	1	0	--	0	1	-100.0	1	1	0.0
Total Rural	**23**	**37**	**-37.8**	**0**	**1**	**-100.0**	**104**	**162**	**-35.8**	**6**	**11**	**-45.5**	**133**	**211**	**-37.0**
Grand Total	**29**	**44**	**-34.1**	**4**	**6**	**-33.3**	**365**	**488**	**-25.2**	**11**	**13**	**-15.4**	**409**	**551**	**-25.8**

Table 5b: Edmonton Metropolitan Area
Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	3	1	200.0	0	2	-100.0	23	7	228.6	1	1	0.0	27	11	145.5
Northeast	2	1	100.0	0	2	-100.0	52	44	18.2	0	0	--	54	47	14.9
Northwest	3	1	200.0	3	3	0.0	63	118	-46.6	1	1	0.0	70	123	-43.1
South Central	0	2	-100.0	0	0	--	15	12	25.0	4	1	300.0	19	15	26.7
Southeast	1	0	--	3	0	--	134	104	28.8	0	0	--	138	104	32.7
Southwest	9	7	28.6	0	0	--	191	210	-9.0	0	2	-100.0	200	219	-8.7
West	0	14	-100.0	0	0	--	144	141	2.1	3	0	--	147	155	-5.2
Total Edmonton City	**18**	**26**	**-30.8**	**6**	**7**	**-14.3**	**622**	**636**	**-2.2**	**9**	**5**	**80.0**	**655**	**674**	**-2.8**
Beaumont Town	1	1	0.0	0	0	--	18	23	-21.7	0	0	--	19	24	-20.8
Calmar Town	0	1	-100.0	0	0	--	4	5	-20.0	0	0	--	4	6	-33.3
Devon Town	0	0	--	0	0	--	0	2	-100.0	0	0	--	0	2	-100.0
Fort Saskatchewan City	1	2	-50.0	0	0	--	28	36	-22.2	0	0	--	29	38	-23.7
Gibbons Town	0	0	--	0	0	--	1	0	--	0	1	-100.0	1	1	0.0
Leduc City	1	10	-90.0	0	0	--	27	43	-37.2	0	0	--	28	53	-47.2
Leduc County	4	2	100.0	0	0	--	11	4	175.0	3	2	50.0	18	8	125.0
Morinville Town	0	0	--	0	0	--	6	7	-14.3	0	0	--	6	7	-14.3
Parkland County	7	7	0.0	0	1	-100.0	4	3	33.3	3	4	-25.0	14	15	-6.7
Spruce Grove City	0	2	-100.0	0	0	--	33	38	-13.2	0	0	--	33	40	-17.5
St. Albert City	2	7	-71.4	0	0	--	21	23	-8.7	0	0	--	23	30	-23.3
Stony Plain Town	0	0	--	0	0	--	13	9	44.4	0	5	-100.0	13	14	-7.1
Strathcona County	11	7	57.1	0	1	-100.0	37	28	32.1	0	2	-100.0	48	38	26.3
Sturgeon County	7	12	-41.7	0	0	--	6	5	20.0	3	2	50.0	16	19	-15.8
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	0	--	0	0	--	1	0	--	0	1	-100.0	2	1	100.0
Total Rural	**35**	**51**	**-31.4**	**0**	**2**	**-100.0**	**210**	**226**	**-7.1**	**9**	**17**	**-47.1**	**254**	**296**	**-14.2**
Grand Total	**53**	**77**	**-31.2**	**6**	**9**	**-33.3**	**832**	**862**	**-3.5**	**18**	**22**	**-18.2**	**909**	**970**	**-6.3**

Table 6a: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: February 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	16	7	120	127	0	0	0	0	143
Northeast	8	0	0	0	7	0	7	3	18
Northwest	6	0	0	0	22	0	22	0	28
South Central	4	0	4	4	0	0	0	0	8
Southeast	10	0	0	0	0	107	107	15	132
Southwest	54	0	125	125	0	9	9	15	203
West	30	0	0	0	14	0	14	0	44
Total Edmonton City	**128**	**7**	**249**	**256**	**43**	**116**	**159**	**33**	**576**
Beaumont Town	6	0	0	0	0	0	0	0	6
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	8	0	48	48	5	0	5	0	61
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	160	160	0	0	0	0	164
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	18	0	16	16	0	0	0	0	34
St. Albert City	8	11	0	11	5	0	5	0	24
Stony Plain Town	0	0	0	0	0	0	0	0	0
Strathcona County	8	0	0	0	0	0	0	0	8
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**52**	**11**	**224**	**235**	**10**	**0**	**10**	**0**	**297**
Grand Total	**180**	**18**	**473**	**491**	**53**	**116**	**169**	**33**	**873**

Table 6b: Edmonton Metropolitan Area
Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	42	7	200	207	0	0	0	0	249
Northeast	20	0	0	0	14	0	14	3	37
Northwest	18	0	0	0	27	0	27	0	45
South Central	14	0	4	4	0	39	39	0	57
Southeast	36	0	0	0	0	107	107	26	169
Southwest	132	0	261	261	11	9	20	34	447
West	60	0	0	0	20	78	98	0	158
Total Edmonton City	**322**	**7**	**465**	**472**	**72**	**233**	**305**	**63**	**1,162**
Beaumont Town	12	0	0	0	0	0	0	0	12
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	22	7	48	55	5	0	5	3	85
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	160	160	0	0	0	9	173
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	8	0	0	0	0	0	0	0	8
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	38	4	16	20	0	0	0	0	58
St. Albert City	10	11	0	11	5	0	5	0	26
Stony Plain Town	8	0	0	0	4	0	4	0	12
Strathcona County	28	0	0	0	0	0	0	0	28
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**130**	**22**	**224**	**246**	**14**	**0**	**14**	**12**	**402**
Grand Total	**452**	**29**	**689**	**718**	**86**	**233**	**319**	**75**	**1,564**

Table 7: Edmonton Metropolitan Area
Housing Under Construction by Zone: February 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	77	135	-43.0	2,508	2,614	-4.1	2,585	2,749	-6.0
Northeast	210	255	-17.6	389	648	-40.0	599	903	-33.7
Northwest	252	643	-60.8	647	828	-21.9	899	1,471	-38.9
South Central	88	102	-13.7	322	340	-5.3	410	442	-7.2
Southeast	425	585	-27.4	831	1,408	-41.0	1,256	1,993	-37.0
Southwest	588	832	-29.3	3,258	2,823	15.4	3,846	3,655	5.2
West	346	556	-37.8	776	837	-7.3	1,122	1,393	-19.5
Total Edmonton City	**1,986**	**3,108**	**-36.1**	**8,731**	**9,498**	**-8.1**	**10,717**	**12,606**	**-15.0**
Beaumont Town	142	109	30.3	179	28	539.3	321	137	134.3
Calmar Town	16	28	-42.9	4	0	--	20	28	-28.6
Devon Town	3	7	-57.1	2	0	--	5	7	-28.6
Fort Saskatchewan City	39	149	-73.8	190	141	34.8	229	290	-21.0
Gibbons Town	1	6	-83.3	0	0	--	1	6	-83.3
Leduc City	159	211	-24.6	182	434	-58.1	341	645	-47.1
Leduc County	92	143	-35.7	7	0	--	99	143	-30.8
Morinville Town	33	64	-48.4	47	43	9.3	80	107	-25.2
Parkland County	105	127	-17.3	0	6	-100.0	105	133	-21.1
Spruce Grove City	96	229	-58.1	351	545	-35.6	447	774	-42.2
St. Albert City	99	131	-24.4	297	381	-22.0	396	512	-22.7
Stony Plain Town	42	64	-34.4	292	63	363.5	334	127	163.0
Strathcona County	139	185	-24.9	336	465	-27.7	475	650	-26.9
Sturgeon County	71	92	-22.8	0	0	--	71	92	-22.8
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	17	19	-10.5	18	6	200.0	35	25	40.0
Total Rural	**1,054**	**1,564**	**-32.6**	**1,905**	**2,112**	**-9.8**	**2,959**	**3,676**	**-19.5**
Grand Total	**3,040**	**4,672**	**-34.9**	**10,636**	**11,610**	**-8.4**	**13,676**	**16,282**	**-16.0**

Table 8: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Zone and House Type: February 2016

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	7	14	-50.0	4	6	-33.3	56	107	-47.7	10	8	25.0	77	135	-43.0
Northeast	4	6	-33.3	2	4	-50.0	185	244	-24.2	19	1	1,800.0	210	255	-17.6
Northwest	6	9	-33.3	2	11	-81.8	201	618	-67.5	43	5	760.0	252	643	-60.8
South Central	2	3	-33.3	3	0	--	64	83	-22.9	19	16	18.8	88	102	-13.7
Southeast	2	4	-50.0	2	8	-75.0	420	552	-23.9	1	21	-95.2	425	585	-27.4
Southwest	12	25	-52.0	3	1	200.0	488	770	-36.6	85	36	136.1	588	832	-29.3
West	15	20	-25.0	1	0	--	267	504	-47.0	63	32	96.9	346	556	-37.8
Total Edmonton City	**48**	**81**	**-40.7**	**17**	**30**	**-43.3**	**1,681**	**2,878**	**-41.6**	**240**	**119**	**101.7**	**1,986**	**3,108**	**-36.1**
Beaumont Town	6	4	50.0	0	0	--	133	96	38.5	3	9	-66.7	142	109	30.3
Calmar Town	0	0	--	0	0	--	15	24	-37.5	1	4	-75.0	16	28	-42.9
Devon Town	1	1	0.0	0	0	--	0	2	-100.0	2	4	-50.0	3	7	-57.1
Fort Saskatchewan City	1	9	-88.9	0	0	--	18	55	-67.3	20	85	-76.5	39	149	-73.8
Gibbons Town	0	0	--	0	0	--	0	0	--	1	6	-83.3	1	6	-83.3
Leduc City	8	8	0.0	0	1	-100.0	145	177	-18.1	6	25	-76.0	159	211	-24.6
Leduc County	17	23	-26.1	1	0	--	31	65	-52.3	43	55	-21.8	92	143	-35.7
Morinville Town	3	1	200.0	0	0	--	8	5	60.0	22	58	-62.1	33	64	-48.4
Parkland County	21	26	-19.2	0	0	--	44	19	131.6	40	82	-51.2	105	127	-17.3
Spruce Grove City	1	11	-90.9	0	0	--	82	99	-17.2	13	119	-89.1	96	229	-58.1
St. Albert City	6	10	-40.0	0	0	--	35	45	-22.2	58	76	-23.7	99	131	-24.4
Stony Plain Town	5	1	400.0	0	0	--	22	28	-21.4	15	35	-57.1	42	64	-34.4
Strathcona County	15	22	-31.8	1	2	-50.0	46	62	-25.8	77	99	-22.2	139	185	-24.9
Sturgeon County	2	5	-60.0	0	0	--	7	0	--	62	87	-28.7	71	92	-22.8
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	6	6	0.0	2	0	--	4	3	33.3	5	10	-50.0	17	19	-10.5
Total Rural	**92**	**127**	**-27.6**	**4**	**3**	**33.3**	**590**	**680**	**-13.2**	**368**	**754**	**-51.2**	**1,054**	**1,564**	**-32.6**
Grand Total	**140**	**208**	**-32.7**	**21**	**33**	**-36.4**	**2,271**	**3,558**	**-36.2**	**608**	**873**	**-30.4**	**3,040**	**4,672**	**-34.9**

Table 9: Edmonton Metropolitan Area
Multiple Housing Under Construction by Zone, Type and Tenure: February 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	82	3	1,155	1,158	46	1,156	1,202	66	2,508
Northeast	90	0	161	161	37	84	121	17	389
Northwest	88	0	0	0	230	329	559	0	647
South Central	88	0	58	58	0	169	169	7	322
Southeast	222	0	0	0	182	388	570	39	831
Southwest	322	183	1,035	1,218	79	1,542	1,621	97	3,258
West	192	0	136	136	127	293	420	28	776
Total Edmonton City	**1,084**	**186**	**2,545**	**2,731**	**701**	**3,961**	**4,662**	**254**	**8,731**
Beaumont Town	30	65	63	128	0	8	8	13	179
Calmar Town	0	4	0	4	0	0	0	0	4
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	52	66	48	114	17	0	17	7	190
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	38	4	90	94	26	0	26	24	182
Leduc County	4	0	0	0	0	0	0	3	7
Morinville Town	8	0	36	36	0	3	3	0	47
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	94	38	0	38	27	124	151	68	351
St. Albert City	44	0	110	110	24	119	143	0	297
Stony Plain Town	36	33	66	99	16	138	154	3	292
Strathcona County	12	0	260	260	4	56	60	4	336
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	2	0	8	8	0	0	0	8	18
Total Rural	**322**	**210**	**681**	**891**	**114**	**448**	**562**	**130**	**1,905**
Grand Total	**1,406**	**396**	**3,226**	**3,622**	**815**	**4,409**	**5,224**	**384**	**10,636**

Table 10: Edmonton Metropolitan Area
Housing Starts: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	263	446	-41.0	338	1,386	-75.6	601	1,832	-67.2
February	325	499	-34.9	311	1,447	-78.5	636	1,946	-67.3
Total	588	945	-37.8	649	2,833	-77.1	1,237	3,778	-67.3

Table 11: Edmonton Metropolitan Area
Housing Completions: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	500	419	19.3	691	300	130.3	1,191	719	65.6
February	409	551	-25.8	873	959	-9.0	1,282	1,510	-15.1
Total	**909**	**970**	**-6.3**	**1,564**	**1,259**	**24.2**	**2,473**	**2,229**	**10.9**

Table 12: Edmonton Metropolitan Area
Housing Under Construction: 2016 vs 2015

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	3,125	4,724	-33.8	11,198	11,122	0.7	14,323	15,846	-9.6
February	3,040	4,672	-34.9	10,636	11,610	-8.4	13,676	16,282	-16.0

Table 13: Edmonton Metropolitan Area
Single-Detached Housing Starts by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	10	14	-28.6	2	2	0.0	220	320	-31.3	31	110	-71.8	263	446	-41.0
February	8	4	100.0	0	3	-100.0	290	383	-24.3	27	109	-75.2	325	499	-34.9
Total	**18**	**18**	**0.0**	**2**	**5**	**-60.0**	**510**	**703**	**-27.5**	**58**	**219**	**-73.5**	**588**	**945**	**-37.8**

Table 14: Edmonton Metropolitan Area
Single-Detached Housing Completions by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	24	33	-27.3	2	3	-33.3	467	374	24.9	7	9	-22.2	500	419	19.3
February	29	44	-34.1	4	6	-33.3	365	488	-25.2	11	13	-15.4	409	551	-25.8
Total	53	77	-31.2	6	9	-33.3	832	862	-3.5	18	22	-18.2	909	970	-6.3

Table 15: Edmonton Metropolitan Area
Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	141	210	-32.9	26	36	-27.8	2,282	3,547	-35.7	676	931	-27.4	3,125	4,724	-33.8
February	140	208	-32.7	21	33	-36.4	2,271	3,558	-36.2	608	873	-30.4	3,040	4,672	-34.9

Table 16: Edmonton Metropolitan Area
Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	142	0	52	52	73	6	79	65	338
February	136	80	0	80	56	0	56	39	311
Total	278	80	52	132	129	6	135	104	649

Table 17: Edmonton Metropolitan Area
Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	272	11	216	227	33	117	150	42	691
February	180	18	473	491	53	116	169	33	873
Total	**452**	**29**	**689**	**718**	**86**	**233**	**319**	**75**	**1,564**

Table 18: Edmonton Metropolitan Area
Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	1,450	316	2,996	3,312	823	5,228	6,051	385	11,198
February	1,406	396	3,226	3,622	815	4,409	5,224	384	10,636

Table 19: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: February 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	14	7	100.0	168	27	522.2	182	34	435.3
Northeast	86	42	104.8	52	166	-68.7	138	208	-33.7
Northwest	109	94	16.0	148	33	348.5	257	127	102.4
South Central	8	4	100.0	27	10	170.0	35	14	150.0
Southeast	110	76	44.7	135	59	128.8	245	135	81.5
Southwest	93	27	244.4	277	109	154.1	370	136	172.1
West	59	22	168.2	79	2	3,850.0	138	24	475.0
Total Edmonton City	**479**	**272**	**76.1**	**886**	**406**	**118.2**	**1,365**	**678**	**101.3**
Beaumont Town	19	21	-9.5	12	2	500.0	31	23	34.8
Calmar Town	4	2	100.0	0	0	--	4	2	100.0
Devon Town	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	73	60	21.7	135	17	694.1	208	77	170.1
Gibbons Town	1	0	--	0	0	--	1	0	--
Leduc City	60	54	11.1	196	33	493.9	256	87	194.3
Leduc County	8	4	100.0	0	0	--	8	4	100.0
Morinville Town	9	2	350.0	5	2	150.0	14	4	250.0
Parkland County	8	9	-11.1	0	1	-100.0	8	10	-20.0
Spruce Grove City	58	47	23.4	187	68	175.0	245	115	113.0
St. Albert City	35	33	6.1	26	91	-71.4	61	124	-50.8
Stony Plain Town	30	21	42.9	38	34	11.8	68	55	23.6
Strathcona County	38	33	15.2	87	29	200.0	125	62	101.6
Sturgeon County	4	0	--	0	0	--	4	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	2	3	-33.3	0	0	--	2	3	-33.3
Total Rural	**349**	**290**	**20.3**	**686**	**277**	**147.7**	**1,035**	**567**	**82.5**
Grand Total	**828**	**562**	**47.3**	**1,572**	**683**	**130.2**	**2,400**	**1,245**	**92.8**

Table 20: Edmonton Metropolitan Area
Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2016

Month	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	822	514	59.9	1,233	601	105.2	2,055	1,115	84.3
February	828	562	47.3	1,572	683	130.2	2,400	1,245	92.8

Table 21: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Zone and House Type: February 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	0	--	0	0	--	10	4	150.0	0	3	-100.0	14	7	100.0
Northeast	1	0	--	0	0	--	85	42	102.4	0	0	--	86	42	104.8
Northwest	0	0	--	2	2	0.0	106	91	16.5	1	1	0.0	109	94	16.0
South Central	0	0	--	0	0	--	7	4	75.0	1	0	--	8	4	100.0
Southeast	1	1	0.0	0	0	--	109	75	45.3	0	0	--	110	76	44.7
Southwest	2	1	100.0	0	0	--	91	26	250.0	0	0	--	93	27	244.4
West	0	1	-100.0	0	0	--	59	21	181.0	0	0	--	59	22	168.2
Total Edmonton City	**8**	**3**	**166.7**	**2**	**2**	**0.0**	**467**	**263**	**77.6**	**2**	**4**	**-50.0**	**479**	**272**	**76.1**
Beaumont Town	0	0	--	0	0	--	19	21	-9.5	0	0	--	19	21	-9.5
Calmar Town	0	0	--	0	0	--	4	2	100.0	0	0	--	4	2	100.0
Devon Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	1	2	-50.0	1	2	-50.0	71	56	26.8	0	0	--	73	60	21.7
Gibbons Town	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Leduc City	7	9	-22.2	1	0	--	52	45	15.6	0	0	--	60	54	11.1
Leduc County	3	1	200.0	0	0	--	5	3	66.7	0	0	--	8	4	100.0
Morinville Town	3	0	--	2	0	--	4	2	100.0	0	0	--	9	2	350.0
Parkland County	3	5	-40.0	0	0	--	3	1	200.0	2	3	-33.3	8	9	-11.1
Spruce Grove City	1	7	-85.7	0	0	--	57	40	42.5	0	0	--	58	47	23.4
St. Albert City	5	7	-28.6	0	0	--	30	26	15.4	0	0	--	35	33	6.1
Stony Plain Town	2	1	100.0	0	0	--	27	18	50.0	1	2	-50.0	30	21	42.9
Strathcona County	10	7	42.9	0	0	--	28	26	7.7	0	0	--	38	33	15.2
Sturgeon County	1	0	--	0	0	--	2	0	--	1	0	--	4	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	2	0.0	0	0	--	0	1	-100.0	0	0	--	2	3	-33.3
Total Rural	**38**	**41**	**-7.3**	**4**	**2**	**100.0**	**303**	**242**	**25.2**	**4**	**5**	**-20.0**	**349**	**290**	**20.3**
Grand Total	**46**	**44**	**4.5**	**6**	**4**	**50.0**	**770**	**505**	**52.5**	**6**	**9**	**-33.3**	**828**	**562**	**47.3**

Table 22: Edmonton Metropolitan Area
Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2016

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
January	45	37	21.6	6	4	50.0	768	466	64.8	3	7	-57.1	822	514	59.9
February	46	44	4.5	6	4	50.0	770	505	52.5	6	9	-33.3	828	562	47.3

Table 23: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: February 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	30	3	124	127	0	2	2	9	168
Northeast	33	0	12	12	0	4	4	3	52
Northwest	20	0	35	35	7	86	93	0	148
South Central	21	0	2	2	0	4	4	0	27
Southeast	60	0	18	18	10	32	42	15	135
Southwest	71	1	77	78	5	110	115	13	277
West	24	0	27	27	1	18	19	9	79
Total Edmonton City	**259**	**4**	**295**	**299**	**23**	**256**	**279**	**49**	**886**
Beaumont Town	3	0	0	0	0	0	0	9	12
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	69	17	46	63	0	0	0	3	135
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	18	20	152	172	1	0	1	5	196
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	5	0	0	0	0	0	0	0	5
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	65	0	89	89	6	27	33	0	187
St. Albert City	16	5	1	6	4	0	4	0	26
Stony Plain Town	23	0	0	0	9	0	9	6	38
Strathcona County	42	0	1	1	4	40	44	0	87
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**241**	**42**	**289**	**331**	**24**	**67**	**91**	**23**	**686**
Grand Total	**500**	**46**	**584**	**630**	**47**	**323**	**370**	**72**	**1,572**

Table 24: Edmonton Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2016

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	481	46	252	298	46	341	387	67	1,233
February	500	46	584	630	47	323	370	72	1,572

Table 25: Edmonton Metropolitan Area
Unabsorbed Single-Detached Units by Zone and Months Since Completion: February 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	2	2	0	0	1	2	2	3	1	1	0	0	0	14
Northeast	18	8	10	6	4	7	5	2	9	2	0	0	15	86
Northwest	9	7	10	13	4	13	8	6	1	4	0	0	34	109
South Central	2	1	1	1	1	0	2	0	0	0	0	0	0	8
Southeast	16	23	20	13	5	2	6	1	0	0	0	0	24	110
Southwest	20	24	25	15	1	0	0	6	1	0	1	0	0	93
West	8	15	15	11	2	0	0	1	0	0	2	0	5	59
Total Edmonton City	**75**	**80**	**81**	**59**	**18**	**24**	**23**	**19**	**12**	**7**	**3**	**0**	**78**	**479**
Beaumont Town	2	0	1	3	0	1	1	0	2	1	0	0	8	19
Calmar Town	1	1	0	1	0	0	1	0	0	0	0	0	0	4
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	5	7	9	4	10	5	5	5	0	1	0	11	73
Gibbons Town	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Leduc City	8	6	4	3	5	1	4	5	3	1	1	1	18	60
Leduc County	4	0	0	1	0	0	1	0	0	1	0	0	1	8
Morinville Town	2	0	1	0	1	2	2	0	0	1	0	0	0	9
Parkland County	1	1	2	3	0	0	0	0	0	0	0	0	1	8
Spruce Grove City	4	8	4	6	11	1	4	2	0	1	0	2	15	58
St. Albert City	8	2	5	5	4	1	0	0	1	0	0	4	5	35
Stony Plain Town	3	5	2	1	0	2	2	1	2	0	0	1	11	30
Strathcona County	6	4	2	3	5	0	0	0	2	2	1	0	13	38
Sturgeon County	1	0	3	0	0	0	0	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	1	0	0	0	0	1	0	0	0	0	2
Total Rural	**52**	**32**	**31**	**36**	**30**	**18**	**20**	**13**	**16**	**7**	**3**	**8**	**83**	**349**
Grand Total	**127**	**112**	**112**	**95**	**48**	**42**	**43**	**32**	**28**	**14**	**6**	**8**	**161**	**828**

Table 26: Edmonton Metropolitan Area
Unabsorbed Multiple Units by Zone and Months Since Completion: February 2016

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	129	0	11	5	3	0	0	13	2	1	0	1	3	168
Northeast	6	3	8	12	5	5	0	1	0	0	0	0	12	52
Northwest	2	2	30	31	0	24	39	1	0	0	0	0	19	148
South Central	6	8	6	4	0	2	0	1	0	0	0	0	0	27
Southeast	7	15	16	47	5	3	23	5	0	0	0	0	14	135
Southwest	56	74	18	5	2	32	0	9	20	13	2	0	46	277
West	10	24	41	0	1	0	0	3	0	0	0	0	0	79
Total Edmonton City	**216**	**126**	**130**	**104**	**16**	**66**	**62**	**33**	**22**	**14**	**2**	**1**	**94**	**886**
Beaumont Town	1	0	3	8	0	0	0	0	0	0	0	0	0	12
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	54	20	13	15	4	10	13	0	0	0	0	0	6	135
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	156	5	4	0	2	0	2	4	18	0	0	0	5	196
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	0	5	0	0	0	0	0	0	0	0	0	0	0	5
Parkland County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Spruce Grove City	22	5	3	5	6	2	13	3	2	1	10	79	36	187
St. Albert City	12	0	2	2	0	0	0	2	3	1	0	0	4	26
Stony Plain Town	0	7	3	0	1	0	2	0	0	0	0	6	19	38
Strathcona County	8	12	36	14	3	1	0	0	2	4	2	0	5	87
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rural	**253**	**54**	**64**	**44**	**16**	**13**	**30**	**9**	**25**	**6**	**12**	**85**	**75**	**686**
Grand Total	**469**	**180**	**194**	**148**	**32**	**79**	**92**	**42**	**47**	**20**	**14**	**86**	**169**	**1,572**

Table 27: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Zone and Price Range: February 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	1	0	9	2	0	2	14
Northeast	1	14	24	35	8	4	86
Northwest	0	7	23	51	22	6	109
South Central	0	0	1	1	1	5	8
Southeast	0	13	28	41	19	9	110
Southwest	0	9	13	35	17	19	93
West	0	2	18	20	9	10	59
Total Edmonton City	**2**	**45**	**116**	**185**	**76**	**56**	**479**
Beaumont Town	0	5	3	9	1	1	19
Calmar Town	1	3	0	0	0	0	4
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	36	23	7	3	73
Gibbons Town	0	1	0	0	0	0	1
Leduc City	0	9	25	14	8	4	60
Leduc County	0	0	1	1	1	5	8
Morinville Town	0	5	4	0	0	0	9
Parkland County	2	0	0	0	1	5	8
Spruce Grove City	0	10	20	13	11	4	58
St. Albert City	0	0	3	9	12	11	35
Stony Plain Town	0	2	10	7	3	8	30
Strathcona County	0	0	2	15	9	12	38
Sturgeon County	1	0	0	0	0	3	4
First Nations	0	0	0	0	0	0	0
Other Centres	0	1	1	0	0	0	2
Total Rural	**4**	**40**	**105**	**91**	**53**	**56**	**349**
Grand Total	**6**	**85**	**221**	**276**	**129**	**111**	**828**

Table 28: Edmonton Metropolitan Area
Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2016

Month	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
January	4	83	237	274	123	101	822
February	6	85	221	276	129	111	828

Table 29a: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: February 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	0	3	4	1	4	12
Northeast	0	9	11	9	0	0	29
Northwest	0	8	11	18	8	2	47
South Central	0	0	0	3	1	3	7
Southeast	0	8	13	21	10	9	61
Southwest	0	4	20	20	16	24	84
West	0	3	11	18	8	11	51
Total Edmonton City	**0**	**32**	**69**	**93**	**44**	**53**	**291**
Beaumont Town	0	4	5	3	0	0	12
Calmar Town	0	3	0	0	0	0	3
Devon Town	0	0	1	0	0	0	1
Fort Saskatchewan City	0	5	2	1	0	0	8
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	2	7	2	0	1	12
Leduc County	0	2	2	1	2	3	10
Morinville Town	0	3	0	0	0	0	3
Parkland County	0	0	0	0	0	0	0
Spruce Grove City	0	5	5	5	0	0	15
St. Albert City	0	0	4	4	1	5	14
Stony Plain Town	0	0	1	0	0	1	2
Strathcona County	0	1	1	4	3	3	12
Sturgeon County	0	2	0	2	2	1	7
First Nations	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0
Total Rural	**0**	**27**	**28**	**22**	**8**	**14**	**99**
Grand Total	**0**	**59**	**97**	**115**	**52**	**67**	**390**

Table 29b: Edmonton Metropolitan Area
Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2016

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	1	0	9	4	3	7	24
Northeast	0	14	17	21	5	3	60
Northwest	0	14	19	37	13	5	88
South Central	0	1	1	8	1	10	21
Southeast	0	20	28	35	20	13	116
Southwest	0	9	53	51	25	40	178
West	0	3	37	45	24	25	134
Total Edmonton City	**1**	**61**	**164**	**201**	**91**	**103**	**621**
Beaumont Town	1	4	7	5	1	0	18
Calmar Town	0	4	0	0	0	0	4
Devon Town	0	0	1	0	0	0	1
Fort Saskatchewan City	0	7	11	5	1	0	24
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	3	10	4	1	1	19
Leduc County	1	2	2	1	3	4	13
Morinville Town	0	4	1	0	0	0	5
Parkland County	1	1	0	0	0	1	3
Spruce Grove City	0	5	17	8	1	1	32
St. Albert City	0	0	6	4	5	8	23
Stony Plain Town	0	1	4	0	1	1	7
Strathcona County	0	1	10	13	7	10	41
Sturgeon County	0	3	3	2	2	4	14
First Nations	0	0	0	0	0	0	0
Other Centres	0	1	0	0	0	0	1
Total Rural	**3**	**36**	**72**	**42**	**22**	**30**	**205**
Grand Total	**4**	**97**	**236**	**243**	**113**	**133**	**826**

Table 30a: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: February 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	12	6	100.0	40	19	110.5	52	25	108.0
Northeast	29	28	3.6	11	225	-95.1	40	253	-84.2
Northwest	48	71	-32.4	35	108	-67.6	83	179	-53.6
South Central	7	10	-30.0	2	23	-91.3	9	33	-72.7
Southeast	62	47	31.9	138	62	122.6	200	109	83.5
Southwest	84	95	-11.6	167	214	-22.0	251	309	-18.8
West	51	73	-30.1	51	32	59.4	102	105	-2.9
Total Edmonton City	**293**	**330**	**-11.2**	**444**	**683**	**-35.0**	**737**	**1,013**	**-27.2**
Beaumont Town	12	12	0.0	5	0	--	17	12	41.7
Calmar Town	3	5	-40.0	0	0	--	3	5	-40.0
Devon Town	1	1	0.0	0	0	--	1	1	0.0
Fort Saskatchewan City	8	9	-11.1	16	1	1,500.0	24	10	140.0
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	12	30	-60.0	11	69	-84.1	23	99	-76.8
Leduc County	11	7	57.1	0	0	--	11	7	57.1
Morinville Town	3	2	50.0	2	0	--	5	2	150.0
Parkland County	7	15	-53.3	0	1	-100.0	7	16	-56.3
Spruce Grove City	15	35	-57.1	19	23	-17.4	34	58	-41.4
St. Albert City	14	26	-46.2	14	12	16.7	28	38	-26.3
Stony Plain Town	2	3	-33.3	1	12	-91.7	3	15	-80.0
Strathcona County	13	12	8.3	6	15	-60.0	19	27	-29.6
Sturgeon County	8	15	-46.7	0	0	--	8	15	-46.7
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	1	1	0.0
Total Rural	**110**	**173**	**-36.4**	**74**	**133**	**-44.4**	**184**	**306**	**-39.9**
Grand Total	**403**	**503**	**-19.9**	**518**	**816**	**-36.5**	**921**	**1,319**	**-30.2**

Table 30b: Edmonton Metropolitan Area
Absorbed Units by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	26	8	225.0	148	27	448.1	174	35	397.1
Northeast	60	44	36.4	37	253	-85.4	97	297	-67.3
Northwest	89	113	-21.2	62	133	-53.4	151	246	-38.6
South Central	21	17	23.5	45	28	60.7	66	45	46.7
Southeast	117	101	15.8	171	96	78.1	288	197	46.2
Southwest	178	221	-19.5	457	344	32.8	635	565	12.4
West	134	163	-17.8	146	95	53.7	280	258	8.5
Total Edmonton City	**625**	**667**	**-6.3**	**1,066**	**976**	**9.2**	**1,691**	**1,643**	**2.9**
Beaumont Town	18	20	-10.0	11	0	--	29	20	45.0
Calmar Town	4	5	-20.0	0	0	--	4	5	-20.0
Devon Town	1	1	0.0	0	0	--	1	1	0.0
Fort Saskatchewan City	24	26	-7.7	26	6	333.3	50	32	56.3
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	19	42	-54.8	16	82	-80.5	35	124	-71.8
Leduc County	14	10	40.0	0	0	--	14	10	40.0
Morinville Town	5	6	-16.7	3	0	--	8	6	33.3
Parkland County	15	16	-6.3	0	1	--	15	17	-11.8
Spruce Grove City	32	41	-22.0	43	38	13.2	75	79	-5.1
St. Albert City	23	29	-20.7	19	22	-13.6	42	51	-17.6
Stony Plain Town	7	10	-30.0	6	18	-66.7	13	28	-53.6
Strathcona County	45	37	21.6	16	22	-27.3	61	59	3.4
Sturgeon County	16	19	-15.8	0	0	--	16	19	-15.8
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	3	1	200.0	0	0	--	3	1	200.0
Total Rural	**226**	**264**	**-14.4**	**140**	**189**	**-25.9**	**366**	**453**	**-19.2**
Grand Total	**851**	**931**	**-8.6**	**1,206**	**1,165**	**3.5**	**2,057**	**2,096**	**-1.9**

Table 31a: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: February 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	2	1	100.0	0	2	-100.0	9	3	200.0	1	0	--	12	6	100.0
Northeast	1	1	0.0	0	1	-100.0	28	26	7.7	0	0	--	29	28	3.6
Northwest	1	0	--	2	2	0.0	45	68	-33.8	0	1	-100.0	48	71	-32.4
South Central	0	1	-100.0	0	0	--	6	9	-33.3	1	0	--	7	10	-30.0
Southeast	1	0	--	2	0	--	59	47	25.5	0	0	--	62	47	31.9
Southwest	3	4	-25.0	0	0	--	81	91	-11.0	0	0	--	84	95	-11.6
West	0	1	-100.0	0	0	--	49	72	-31.9	2	0	--	51	73	-30.1
Total Edmonton City	**8**	**8**	**0.0**	**4**	**5**	**-20.0**	**277**	**316**	**-12.3**	**4**	**1**	**300.0**	**293**	**330**	**-11.2**
Beaumont Town	1	1	0.0	0	0	--	11	11	0.0	0	0	--	12	12	0.0
Calmar Town	0	1	-100.0	0	0	--	3	4	-25.0	0	0	--	3	5	-40.0
Devon Town	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
Fort Saskatchewan City	0	0	--	0	0	--	8	9	-11.1	0	0	--	8	9	-11.1
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	2	-100.0	0	0	--	12	28	-57.1	0	0	--	12	30	-60.0
Leduc County	3	0	--	0	0	--	6	5	20.0	2	2	0.0	11	7	57.1
Morinville Town	0	0	--	0	0	--	3	2	50.0	0	0	--	3	2	50.0
Parkland County	4	7	-42.9	0	1	-100.0	2	4	-50.0	1	3	-66.7	7	15	-53.3
Spruce Grove City	0	3	-100.0	0	0	--	15	32	-53.1	0	0	--	15	35	-57.1
St. Albert City	4	6	-33.3	0	0	--	10	20	-50.0	0	0	--	14	26	-46.2
Stony Plain Town	0	0	--	0	0	--	2	3	-33.3	0	0	--	2	3	-33.3
Strathcona County	3	1	200.0	0	0	--	10	9	11.1	0	2	-100.0	13	12	8.3
Sturgeon County	5	8	-37.5	0	0	--	2	5	-60.0	1	2	-50.0	8	15	-46.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	1	0	--	0	1	-100.0	1	1	0.0
Total Rural	**20**	**29**	**-31.0**	**0**	**1**	**-100.0**	**86**	**133**	**-35.3**	**4**	**10**	**-60.0**	**110**	**173**	**-36.4**
Grand Total	**28**	**37**	**-24.3**	**4**	**6**	**-33.3**	**363**	**449**	**-19.2**	**8**	**11**	**-27.3**	**403**	**503**	**-19.9**

Table 31b: Edmonton Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	5	1	400.0	0	2	-100.0	20	5	300.0	1	0	--	26	8	225.0
Northeast	2	1	100.0	0	2	-100.0	58	41	41.5	0	0	--	60	44	36.4
Northwest	3	1	200.0	3	3	0.0	82	108	-24.1	1	1	0.0	89	113	-21.2
South Central	1	2	-50.0	0	0	--	17	14	21.4	3	1	200.0	21	17	23.5
Southeast	1	0	--	3	0	--	113	101	11.9	0	0	--	117	101	15.8
Southwest	9	7	28.6	0	0	--	169	212	-20.3	0	2	-100.0	178	221	-19.5
West	0	14	-100.0	0	0	--	131	149	-12.1	3	0	--	134	163	-17.8
Total Edmonton City	**21**	**26**	**-19.2**	**6**	**7**	**-14.3**	**590**	**630**	**-6.3**	**8**	**4**	**100.0**	**625**	**667**	**-6.3**
Beaumont Town	2	1	100.0	0	0	--	16	19	-15.8	0	0	--	18	20	-10.0
Calmar Town	0	1	-100.0	0	0	--	4	4	0.0	0	0	--	4	5	-20.0
Devon Town	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
Fort Saskatchewan City	1	2	-50.0	0	0	--	23	24	-4.2	0	0	--	24	26	-7.7
Gibbons Town	0	0	--	0	0	--	0	0	--	0	1	-100.0	0	1	-100.0
Leduc City	1	3	-66.7	0	0	--	18	39	-53.8	0	0	--	19	42	-54.8
Leduc County	3	2	50.0	0	0	--	8	6	33.3	3	2	50.0	14	10	40.0
Morinville Town	0	0	--	0	0	--	5	6	-16.7	0	0	--	5	6	-16.7
Parkland County	7	7	0.0	0	1	-100.0	5	4	25.0	3	4	-25.0	15	16	-6.3
Spruce Grove City	0	4	-100.0	0	0	--	32	37	-13.5	0	0	--	32	41	-22.0
St. Albert City	4	6	-33.3	0	0	--	19	23	-17.4	0	0	--	23	29	-20.7
Stony Plain Town	0	0	--	0	0	--	7	5	40.0	0	5	-100.0	7	10	-30.0
Strathcona County	7	7	0.0	0	1	-100.0	38	27	40.7	0	2	-100.0	45	37	21.6
Sturgeon County	7	12	-41.7	0	0	--	6	5	20.0	3	2	50.0	16	19	-15.8
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	0	--	0	0	--	2	0	--	0	1	-100.0	3	1	200.0
Total Rural	**33**	**45**	**-26.7**	**0**	**2**	**-100.0**	**184**	**200**	**-8.0**	**9**	**17**	**-47.1**	**226**	**264**	**-14.4**
Grand Total	**54**	**71**	**-23.9**	**6**	**9**	**-33.3**	**774**	**830**	**-6.7**	**17**	**21**	**-19.0**	**851**	**931**	**-8.6**

Table 32a: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: February 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	19	4	13	17	0	2	2	2	40
Northeast	8	0	2	2	0	1	1	0	11
Northwest	7	0	5	5	22	1	23	0	35
South Central	0	0	2	2	0	0	0	0	2
Southeast	17	0	5	5	0	107	107	9	138
Southwest	44	0	107	107	0	0	0	16	167
West	28	0	9	9	14	0	14	0	51
Total Edmonton City	**123**	**4**	**143**	**147**	**36**	**111**	**147**	**27**	**444**
Beaumont Town	5	0	0	0	0	0	0	0	5
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	5	2	7	5	0	5	1	16
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	3	0	8	8	0	0	0	0	11
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	2
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	16	3	0	3	0	0	0	0	19
St. Albert City	5	6	0	6	3	0	3	0	14
Stony Plain Town	1	0	0	0	0	0	0	0	1
Strathcona County	3	0	0	0	1	2	3	0	6
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**38**	**14**	**10**	**24**	**9**	**2**	**11**	**1**	**74**
Grand Total	**161**	**18**	**153**	**171**	**45**	**113**	**158**	**28**	**518**

Table 32b: Edmonton Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	42	7	95	102	0	2	2	2	148
Northeast	23	0	9	9	0	5	5	0	37
Northwest	24	0	10	10	27	1	28	0	62
South Central	4	0	2	2	0	39	39	0	45
Southeast	42	0	7	7	0	107	107	15	171
Southwest	103	0	311	311	11	0	11	32	457
West	48	0	14	14	21	60	81	3	146
Total Edmonton City	**286**	**7**	**448**	**455**	**59**	**214**	**273**	**52**	**1,066**
Beaumont Town	11	0	0	0	0	0	0	0	11
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	10	8	2	10	5	0	5	1	26
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	8	8	0	0	0	4	16
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	38	4	0	4	0	1	1	0	43
St. Albert City	8	6	2	8	3	0	3	0	19
Stony Plain Town	6	0	0	0	0	0	0	0	6
Strathcona County	11	0	0	0	1	4	5	0	16
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**91**	**18**	**12**	**30**	**9**	**5**	**14**	**5**	**140**
Grand Total	**377**	**25**	**460**	**485**	**68**	**219**	**287**	**57**	**1,206**

Table 33a: Edmonton Metropolitan Area
Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: February 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	488,450	488,450	.	.	984,800	535,800	898,000	898,000	894,842	532,850
Northeast	334,250	334,250	.	.	456,014	465,503	.	.	451,815	456,106
Northwest	564,850	564,850	469,685	469,685	526,912	539,800	.	.	525,284	539,700
South Central	.	.	.	.	1,000,467	600,150	3,179,900	3,179,900	1,311,814	609,000
Southeast	632,261	632,261	534,823	534,823	551,594	547,365	.	.	552,367	549,900
Southwest	519,963	552,620	.	.	643,559	579,800	.	.	639,145	577,250
West	.	.	.	.	601,196	572,120	562,600	562,600	599,682	569,200
Total Edmonton City	**508,519**	**541,260**	**502,254**	**479,730**	**597,810**	**548,400**	**1,300,775**	**733,600**	**603,705**	**548,900**
Beaumont Town	486,116	486,116	.	.	437,093	417,638	.	.	441,178	445,440
Calmar Town	.	.	.	.	356,804	341,901	.	.	356,804	341,901
Devon Town	.	.	.	.	426,111	426,111	.	.	426,111	426,111
Fort Saskatchewan City	.	.	.	.	397,375	361,000	.	.	397,375	361,000
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	.	.	.	.	500,514	477,629	.	.	500,514	477,629
Leduc County	460,912	412,811	.	.	682,445	681,187	396,900	396,900	587,431	581,650
Morinville Town	.	.	.	.	370,000	360,000	.	.	370,000	360,000
Parkland County	.	.	.	.	.	.	.	.	.	.
Spruce Grove City	.	.	.	.	446,833	459,434	.	.	446,833	459,434
St. Albert City	783,450	702,900	.	.	594,161	540,000	.	.	648,243	572,000
Stony Plain Town	.	.	.	.	632,500	632,500	.	.	632,500	632,500
Strathcona County	414,500	414,500	.	.	814,200	625,000	.	.	747,583	595,000
Sturgeon County	518,000	590,000	.	.	845,000	845,000	.	.	611,429	590,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	.	.	.	.	.	.	.	.	.	.
Total Rural	**561,443**	**486,116**	.	.	**535,367**	**492,500**	**396,900**	**396,900**	**537,919**	**486,116**
Grand Total	**543,035**	**529,900**	**502,254**	**479,730**	**583,333**	**535,400**	**1,120,000**	**569,200**	**587,005**	**535,400**

Table 33b: Edmonton Metropolitan Area

Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2016

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	427,590	447,000	.	.	821,268	584,200	898,000	898,000	742,449	522,400
Northeast	566,625	566,625	.	.	499,494	492,614	.	.	501,731	492,614
Northwest	558,358	564,850	493,220	479,000	527,894	539,700	516,500	516,500	527,621	538,007
South Central	513,900	513,900	.	.	872,253	591,300	2,003,300	1,590,000	1,016,767	609,000
Southeast	632,261	632,261	518,549	486,000	540,064	535,815	.	.	540,302	535,815
Southwest	574,039	455,000	.	.	631,432	542,000	.	.	628,531	541,350
West	.	.	.	.	598,387	558,900	541,667	556,000	597,118	557,450
Total Edmonton City	**536,133**	**455,000**	**505,884**	**483,230**	**592,029**	**544,865**	**1,131,175**	**733,600**	**596,252**	**542,700**
Beaumont Town	502,724	502,724	.	.	448,165	472,871	.	.	454,227	473,616
Calmar Town	.	.	.	.	362,578	360,901	.	.	362,578	360,901
Devon Town	.	.	.	.	426,111	426,111	.	.	426,111	426,111
Fort Saskatchewan City	464,000	464,000	.	.	448,339	450,000	.	.	448,992	452,000
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	545,000	545,000	.	.	492,598	475,020	.	.	495,356	476,595
Leduc County	460,912	412,811	.	.	713,998	724,381	297,700	297,700	591,548	601,900
Morinville Town	.	.	.	.	383,980	390,000	.	.	383,980	390,000
Parkland County	800,000	800,000	.	.	385,000	385,000	169,900	169,900	451,633	385,000
Spruce Grove City	.	.	.	.	475,281	475,000	.	.	475,281	475,000
St. Albert City	783,450	702,900	.	.	631,024	629,000	.	.	657,533	629,000
Stony Plain Town	.	.	.	.	527,757	434,000	.	.	527,757	434,000
Strathcona County	567,250	500,000	.	.	662,378	546,000	.	.	653,098	540,000
Sturgeon County	505,714	490,000	.	.	805,000	810,000	300,000	300,000	619,286	590,000
First Nations	.	.	.	.	.	.	.	.	.	.
Other Centres	.	.	.	.	390,000	390,000	.	.	390,000	390,000
Total Rural	**571,304**	**519,332**	.	.	**544,175**	**496,362**	**266,325**	**249,250**	**541,798**	**492,500**
Grand Total	**554,518**	**501,950**	**505,884**	**483,230**	**580,880**	**533,600**	**842,892**	**536,250**	**582,737**	**530,500**

Table 34a: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: February 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	6	2	200.0	26	16	62.5	32	18	77.8
Northeast	17	3	466.7	6	12	-50.0	23	15	53.3
Northwest	23	6	283.3	9	7	28.6	32	13	146.2
South Central	2	2	0.0	0	5	-100.0	2	7	-71.4
Southeast	13	10	30.0	13	18	-27.8	26	28	-7.1
Southwest	22	17	29.4	29	18	61.1	51	35	45.7
West	9	17	-47.1	17	1	1,600.0	26	18	44.4
Total Edmonton City	**92**	**57**	**61.4**	**100**	**77**	**29.9**	**192**	**134**	**43.3**
Beaumont Town	0	1	-100.0	0	0	--	0	1	-100.0
Calmar Town	2	0	--	0	0	--	2	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	6	4	50.0	9	1	800.0	15	5	200.0
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	1	4	-75.0	3	23	-87.0	4	27	-85.2
Leduc County	0	2	-100.0	0	0	--	0	2	-100.0
Morinville Town	0	0	--	2	0	--	2	0	--
Parkland County	0	2	-100.0	0	1	-100.0	0	3	-100.0
Spruce Grove City	7	5	40.0	7	7	0.0	14	12	16.7
St. Albert City	8	2	300.0	2	2	0.0	10	4	150.0
Stony Plain Town	2	1	100.0	1	8	-87.5	3	9	-66.7
Strathcona County	2	2	0.0	6	1	500.0	8	3	166.7
Sturgeon County	0	0	--	0	0	--	0	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	0	0	--
Total Rural	**28**	**23**	**21.7**	**30**	**43**	**-30.2**	**58**	**66**	**-12.1**
Grand Total	**120**	**80**	**50.0**	**130**	**120**	**8.3**	**250**	**200**	**25.0**

Table 34b: Edmonton Metropolitan Area
Absorbed Units from Inventory by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	7	2	250.0	34	21	61.9	41	23	78.3
Northeast	32	8	300.0	23	40	-42.5	55	48	14.6
Northwest	37	16	131.3	23	13	76.9	60	29	106.9
South Central	7	2	250.0	2	8	-75.0	9	10	-10.0
Southeast	20	17	17.6	25	25	0.0	45	42	7.1
Southwest	33	36	-8.3	164	45	264.4	197	81	143.2
West	15	34	-55.9	28	9	211.1	43	43	0.0
Total Edmonton City	**151**	**115**	**31.3**	**299**	**161**	**85.7**	**450**	**276**	**63.0**
Beaumont Town	1	4	-75.0	0	0	--	1	4	-75.0
Calmar Town	3	0	--	0	0	--	3	0	--
Devon Town	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	13	7	85.7	15	1	1,400.0	28	8	250.0
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	5	8	-37.5	4	25	-84.0	9	33	-72.7
Leduc County	0	3	--	0	0	--	0	3	--
Morinville Town	1	1	0.0	2	0	--	3	1	200.0
Parkland County	3	3	0.0	0	1	--	3	4	-25.0
Spruce Grove City	13	10	30.0	15	18	-16.7	28	28	0.0
St. Albert City	11	5	120.0	5	10	-50.0	16	15	6.7
Stony Plain Town	3	3	0.0	1	14	-92.9	4	17	-76.5
Strathcona County	8	6	33.3	10	3	233.3	18	9	100.0
Sturgeon County	1	0	--	0	0	--	1	0	--
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	0	--	0	0	--	1	0	--
Total Rural	**63**	**50**	**26.0**	**52**	**72**	**-27.8**	**115**	**122**	**-5.7**
Grand Total	**214**	**165**	**29.7**	**351**	**233**	**50.6**	**565**	**398**	**42.0**

Table 35a: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: February 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	2	0	--	0	0	--	4	2	100.0	0	0	--	6	2	200.0
Northeast	0	0	--	0	0	--	17	3	466.7	0	0	--	17	3	466.7
Northwest	0	0	--	0	0	--	23	6	283.3	0	0	--	23	6	283.3
South Central	0	0	--	0	0	--	2	2	0.0	0	0	--	2	2	0.0
Southeast	0	0	--	0	0	--	13	10	30.0	0	0	--	13	10	30.0
Southwest	1	2	-50.0	0	0	--	21	15	40.0	0	0	--	22	17	29.4
West	0	0	--	0	0	--	9	17	-47.1	0	0	--	9	17	-47.1
Total Edmonton City	**3**	**2**	**50.0**	**0**	**0**	**--**	**89**	**55**	**61.8**	**0**	**0**	**--**	**92**	**57**	**61.4**
Beaumont Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Calmar Town	0	0	--	0	0	--	2	0	--	0	0	--	2	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	0	--	0	0	--	6	4	50.0	0	0	--	6	4	50.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	0	--	0	0	--	1	4	-75.0	0	0	--	1	4	-75.0
Leduc County	0	0	--	0	0	--	0	2	-100.0	0	0	--	0	2	-100.0
Morinville Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Parkland County	0	1	-100.0	0	0	--	0	1	-100.0	0	0	--	0	2	-100.0
Spruce Grove City	0	2	-100.0	0	0	--	7	3	133.3	0	0	--	7	5	40.0
St. Albert City	2	1	100.0	0	0	--	6	1	500.0	0	0	--	8	2	300.0
Stony Plain Town	0	0	--	0	0	--	2	1	100.0	0	0	--	2	1	100.0
Strathcona County	0	0	--	0	0	--	2	2	0.0	0	0	--	2	2	0.0
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**2**	**4**	**-50.0**	**0**	**0**	**--**	**26**	**19**	**36.8**	**0**	**0**	**--**	**28**	**23**	**21.7**
Grand Total	**5**	**6**	**-16.7**	**0**	**0**	**--**	**115**	**74**	**55.4**	**0**	**0**	**--**	**120**	**80**	**50.0**

Table 35b: Edmonton Metropolitan Area
Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	3	0	--	0	0	--	4	2	100.0	0	0	--	7	2	250.0
Northeast	0	0	--	0	0	--	32	8	300.0	0	0	--	32	8	300.0
Northwest	0	0	--	0	0	--	37	16	131.3	0	0	--	37	16	131.3
South Central	1	0	--	0	0	--	6	2	200.0	0	0	--	7	2	250.0
Southeast	0	0	--	0	0	--	20	17	17.6	0	0	--	20	17	17.6
Southwest	1	2	-50.0	0	0	--	32	34	-5.9	0	0	--	33	36	-8.3
West	0	1	-100.0	0	0	--	15	33	-54.5	0	0	--	15	34	-55.9
Total Edmonton City	**5**	**3**	**66.7**	**0**	**0**	**--**	**146**	**112**	**30.4**	**0**	**0**	**--**	**151**	**115**	**31.3**
Beaumont Town	1	0	--	0	0	--	0	4	-100.0	0	0	--	1	4	-75.0
Calmar Town	0	0	--	0	0	--	3	0	--	0	0	--	3	0	--
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	0	0	--	0	0	--	13	7	85.7	0	0	--	13	7	85.7
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	1	0	--	0	0	--	4	8	-50.0	0	0	--	5	8	-37.5
Leduc County	0	0	--	0	0	--	0	3	-100.0	0	0	--	0	3	-100.0
Morinville Town	0	0	--	0	0	--	1	1	0.0	0	0	--	1	1	0.0
Parkland County	1	1	0.0	0	0	--	1	1	0.0	1	1	0.0	3	3	0.0
Spruce Grove City	0	3	-100.0	0	0	--	13	7	85.7	0	0	--	13	10	30.0
St. Albert City	2	1	100.0	0	0	--	9	4	125.0	0	0	--	11	5	120.0
Stony Plain Town	0	0	--	0	0	--	3	3	0.0	0	0	--	3	3	0.0
Strathcona County	0	1	-100.0	0	0	--	8	5	60.0	0	0	--	8	6	33.3
Sturgeon County	0	0	--	0	0	--	0	0	--	1	0	--	1	0	--
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	1	0	--	0	0	--	1	0	--
Total Rural	**5**	**6**	**-16.7**	**0**	**0**	**--**	**56**	**43**	**30.2**	**2**	**1**	**100.0**	**63**	**50**	**26.0**
Grand Total	**10**	**9**	**11.1**	**0**	**0**	**--**	**202**	**155**	**30.3**	**2**	**1**	**100.0**	**214**	**165**	**29.7**

Table 36a: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: February 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	9	0	13	13	0	2	2	2	26
Northeast	3	0	2	2	0	1	1	0	6
Northwest	3	0	5	5	0	1	1	0	9
South Central	0	0	0	0	0	0	0	0	0
Southeast	7	0	5	5	0	0	0	1	13
Southwest	14	0	10	10	0	0	0	5	29
West	8	0	9	9	0	0	0	0	17
Total Edmonton City	**44**	**0**	**44**	**44**	**0**	**4**	**4**	**8**	**100**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	5	0	5	0	0	0	1	9
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	3	0	0	0	0	0	0	0	3
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	2
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	4	3	0	3	0	0	0	0	7
St. Albert City	2	0	0	0	0	0	0	0	2
Stony Plain Town	1	0	0	0	0	0	0	0	1
Strathcona County	3	0	0	0	1	2	3	0	6
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**18**	**8**	**0**	**8**	**1**	**2**	**3**	**1**	**30**
Grand Total	**62**	**8**	**44**	**52**	**1**	**6**	**7**	**9**	**130**

Table 36b: Edmonton Metropolitan Area
Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	12	3	15	18	0	2	2	2	34
Northeast	9	0	9	9	0	5	5	0	23
Northwest	12	0	10	10	0	1	1	0	23
South Central	2	0	0	0	0	0	0	0	2
Southeast	16	0	7	7	0	0	0	2	25
Southwest	25	0	132	132	0	0	0	7	164
West	9	0	14	14	2	0	2	3	28
Total Edmonton City	**85**	**3**	**187**	**190**	**2**	**8**	**10**	**14**	**299**
Beaumont Town	0	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	6	8	0	8	0	0	0	1	15
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0	4
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	0	0	0	0	0	0	2
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	11	3	0	3	0	1	1	0	15
St. Albert City	3	0	2	2	0	0	0	0	5
Stony Plain Town	1	0	0	0	0	0	0	0	1
Strathcona County	5	0	0	0	1	4	5	0	10
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**32**	**11**	**2**	**13**	**1**	**5**	**6**	**1**	**52**
Grand Total	**117**	**14**	**189**	**203**	**3**	**13**	**16**	**15**	**351**

Table 37a: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: February 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	6	4	50.0	14	3	366.7	20	7	185.7
Northeast	12	25	-52.0	5	213	-97.7	17	238	-92.9
Northwest	25	65	-61.5	26	101	-74.3	51	166	-69.3
South Central	5	8	-37.5	2	18	-88.9	7	26	-73.1
Southeast	49	37	32.4	125	44	184.1	174	81	114.8
Southwest	62	78	-20.5	138	196	-29.6	200	274	-27.0
West	42	56	-25.0	34	31	9.7	76	87	-12.6
Total Edmonton City	**201**	**273**	**-26.4**	**344**	**606**	**-43.2**	**545**	**879**	**-38.0**
Beaumont Town	12	11	9.1	5	0	--	17	11	54.5
Calmar Town	1	5	-80.0	0	0	--	1	5	-80.0
Devon Town	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	2	5	-60.0	7	0	--	9	5	80.0
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	11	26	-57.7	8	46	-82.6	19	72	-73.6
Leduc County	11	5	120.0	0	0	--	11	5	120.0
Morinville Town	3	2	50.0	0	0	--	3	2	50.0
Parkland County	7	13	-46.2	0	0	--	7	13	-46.2
Spruce Grove City	8	30	-73.3	12	16	-25.0	20	46	-56.5
St. Albert City	6	24	-75.0	12	10	20.0	18	34	-47.1
Stony Plain Town	0	2	-100.0	0	4	-100.0	0	6	-100.0
Strathcona County	11	10	10.0	0	14	-100.0	11	24	-54.2
Sturgeon County	8	15	-46.7	0	0	--	8	15	-46.7
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	1	1	0.0	0	0	--	1	1	0.0
Total Rural	**81**	**150**	**-46.0**	**44**	**90**	**-51.1**	**125**	**240**	**-47.9**
Grand Total	**282**	**423**	**-33.3**	**388**	**696**	**-44.3**	**670**	**1,119**	**-40.1**

Table 37b: Edmonton Metropolitan Area
Absorbed Units at Completion by Zone and Type: Year-to-Date 2016

Area	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	19	6	216.7	114	6	1,800.0	133	12	1,008.3
Northeast	28	36	-22.2	14	213	-93.4	42	249	-83.1
Northwest	52	97	-46.4	39	120	-67.5	91	217	-58.1
South Central	14	15	-6.7	43	20	115.0	57	35	62.9
Southeast	97	84	15.5	146	71	105.6	243	155	56.8
Southwest	145	185	-21.6	293	299	-2.0	438	484	-9.5
West	119	129	-7.8	118	86	37.2	237	215	10.2
Total Edmonton City	**474**	**552**	**-14.1**	**767**	**815**	**-5.9**	**1,241**	**1,367**	**-9.2**
Beaumont Town	17	16	6.3	11	0	--	28	16	75.0
Calmar Town	1	5	-80.0	0	0	--	1	5	-80.0
Devon Town	0	1	--	0	0	--	0	1	--
Fort Saskatchewan City	11	19	-42.1	11	5	120.0	22	24	-8.3
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	14	34	-58.8	12	57	-78.9	26	91	-71.4
Leduc County	14	7	100.0	0	0	--	14	7	100.0
Morinville Town	4	5	-20.0	1	0	--	5	5	0.0
Parkland County	12	13	-7.7	0	0	--	12	13	-7.7
Spruce Grove City	19	31	-38.7	28	20	40.0	47	51	-7.8
St. Albert City	12	24	-50.0	14	12	16.7	26	36	-27.8
Stony Plain Town	4	7	-42.9	5	4	25.0	9	11	-18.2
Strathcona County	37	31	19.4	6	19	-68.4	43	50	-14.0
Sturgeon County	15	19	-21.1	0	0	--	15	19	-21.1
First Nations	0	0	--	0	0	--	0	0	--
Other Centres	2	1	100.0	0	0	--	2	1	100.0
Total Rural	**162**	**214**	**-24.3**	**88**	**117**	**-24.8**	**250**	**331**	**-24.5**
Grand Total	**636**	**766**	**-17.0**	**855**	**932**	**-8.3**	**1,491**	**1,698**	**-12.2**

Table 38a: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: February 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	1	-100.0	0	2	-100.0	5	1	400.0	1	0	--	6	4	50.0
Northeast	1	1	0.0	0	1	-100.0	11	23	-52.2	0	0	--	12	25	-52.0
Northwest	1	0	--	2	2	0.0	22	62	-64.5	0	1	-100.0	25	65	-61.5
South Central	0	1	-100.0	0	0	--	4	7	-42.9	1	0	--	5	8	-37.5
Southeast	1	0	--	2	0	--	46	37	24.3	0	0	--	49	37	32.4
Southwest	2	2	0.0	0	0	--	60	76	-21.1	0	0	--	62	78	-20.5
West	0	1	-100.0	0	0	--	40	55	-27.3	2	0	--	42	56	-25.0
Total Edmonton City	**5**	**6**	**-16.7**	**4**	**5**	**-20.0**	**188**	**261**	**-28.0**	**4**	**1**	**300.0**	**201**	**273**	**-26.4**
Beaumont Town	1	1	0.0	0	0	--	11	10	10.0	0	0	--	12	11	9.1
Calmar Town	0	1	-100.0	0	0	--	1	4	-75.0	0	0	--	1	5	-80.0
Devon Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	0	0	--	0	0	--	2	5	-60.0	0	0	--	2	5	-60.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	0	2	-100.0	0	0	--	11	24	-54.2	0	0	--	11	26	-57.7
Leduc County	3	0	--	0	0	--	6	3	100.0	2	2	0.0	11	5	120.0
Morinville Town	0	0	--	0	0	--	3	2	50.0	0	0	--	3	2	50.0
Parkland County	4	6	-33.3	0	1	-100.0	2	3	-33.3	1	3	-66.7	7	13	-46.2
Spruce Grove City	0	1	-100.0	0	0	--	8	29	-72.4	0	0	--	8	30	-73.3
St. Albert City	2	5	-60.0	0	0	--	4	19	-78.9	0	0	--	6	24	-75.0
Stony Plain Town	0	0	--	0	0	--	0	2	-100.0	0	0	--	0	2	-100.0
Strathcona County	3	1	200.0	0	0	--	8	7	14.3	0	2	-100.0	11	10	10.0
Sturgeon County	5	8	-37.5	0	0	--	2	5	-60.0	1	2	-50.0	8	15	-46.7
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	0	--	0	0	--	1	0	--	0	1	-100.0	1	1	0.0
Total Rural	**18**	**25**	**-28.0**	**0**	**1**	**-100.0**	**59**	**114**	**-48.2**	**4**	**10**	**-60.0**	**81**	**150**	**-46.0**
Grand Total	**23**	**31**	**-25.8**	**4**	**6**	**-33.3**	**247**	**375**	**-34.1**	**8**	**11**	**-27.3**	**282**	**423**	**-33.3**

Table 38b: Edmonton Metropolitan Area
Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2016

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	2	1	100.0	0	2	-100.0	16	3	433.3	1	0	--	19	6	216.7
Northeast	2	1	100.0	0	2	-100.0	26	33	-21.2	0	0	--	28	36	-22.2
Northwest	3	1	200.0	3	3	0.0	45	92	-51.1	1	1	0.0	52	97	-46.4
South Central	0	2	-100.0	0	0	--	11	12	-8.3	3	1	200.0	14	15	-6.7
Southeast	1	0	--	3	0	--	93	84	10.7	0	0	--	97	84	15.5
Southwest	8	5	60.0	0	0	--	137	178	-23.0	0	2	-100.0	145	185	-21.6
West	0	13	-100.0	0	0	--	116	116	0.0	3	0	--	119	129	-7.8
Total Edmonton City	**16**	**23**	**-30.4**	**6**	**7**	**-14.3**	**444**	**518**	**-14.3**	**8**	**4**	**100.0**	**474**	**552**	**-14.1**
Beaumont Town	1	1	0.0	0	0	--	16	15	6.7	0	0	--	17	16	6.3
Calmar Town	0	1	-100.0	0	0	--	1	4	-75.0	0	0	--	1	5	-80.0
Devon Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	1	2	-50.0	0	0	--	10	17	-41.2	0	0	--	11	19	-42.1
Gibbons Town	0	0	--	0	0	--	0	0	--	0	1	-100.0	0	1	-100.0
Leduc City	0	3	-100.0	0	0	--	14	31	-54.8	0	0	--	14	34	-58.8
Leduc County	3	2	50.0	0	0	--	8	3	166.7	3	2	50.0	14	7	100.0
Morinville Town	0	0	--	0	0	--	4	5	-20.0	0	0	--	4	5	-20.0
Parkland County	6	6	0.0	0	1	-100.0	4	3	33.3	2	3	-33.3	12	13	-7.7
Spruce Grove City	0	1	-100.0	0	0	--	19	30	-36.7	0	0	--	19	31	-38.7
St. Albert City	2	5	-60.0	0	0	--	10	19	-47.4	0	0	--	12	24	-50.0
Stony Plain Town	0	0	--	0	0	--	4	2	100.0	0	5	-100.0	4	7	-42.9
Strathcona County	7	6	16.7	0	1	-100.0	30	22	36.4	0	2	-100.0	37	31	19.4
Sturgeon County	7	12	-41.7	0	0	--	6	5	20.0	2	2	0.0	15	19	-21.1
First Nations	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	1	0	--	0	0	--	1	0	--	0	1	-100.0	2	1	100.0
Total Rural	**28**	**39**	**-28.2**	**0**	**2**	**-100.0**	**127**	**157**	**-19.1**	**7**	**16**	**-56.3**	**162**	**214**	**-24.3**
Grand Total	**44**	**62**	**-29.0**	**6**	**9**	**-33.3**	**571**	**675**	**-15.4**	**15**	**20**	**-25.0**	**636**	**766**	**-17.0**

Table 39a: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: February 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	10	4	0	4	0	0	0	0	14
Northeast	5	0	0	0	0	0	0	0	5
Northwest	4	0	0	0	22	0	22	0	26
South Central	0	0	2	2	0	0	0	0	2
Southeast	10	0	0	0	0	107	107	8	125
Southwest	30	0	97	97	0	0	0	11	138
West	20	0	0	0	14	0	14	0	34
Total Edmonton City	**79**	**4**	**99**	**103**	**36**	**107**	**143**	**19**	**344**
Beaumont Town	5	0	0	0	0	0	0	0	5
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	2	2	5	0	5	0	7
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	0	0	8	8	0	0	0	0	8
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	12	0	0	0	0	0	0	0	12
St. Albert City	3	6	0	6	3	0	3	0	12
Stony Plain Town	0	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**20**	**6**	**10**	**16**	**8**	**0**	**8**	**0**	**44**
Grand Total	**99**	**10**	**109**	**119**	**44**	**107**	**151**	**19**	**388**

Table 39b: Edmonton Metropolitan Area
Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2016

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	30	4	80	84	0	0	0	0	114
Northeast	14	0	0	0	0	0	0	0	14
Northwest	12	0	0	0	27	0	27	0	39
South Central	2	0	2	2	0	39	39	0	43
Southeast	26	0	0	0	0	107	107	13	146
Southwest	78	0	179	179	11	0	11	25	293
West	39	0	0	0	19	60	79	0	118
Total Edmonton City	**201**	**4**	**261**	**265**	**57**	**206**	**263**	**38**	**767**
Beaumont Town	11	0	0	0	0	0	0	0	11
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	2	2	5	0	5	0	11
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	0	0	8	8	0	0	0	4	12
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	1	0	0	0	0	0	0	0	1
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	27	1	0	1	0	0	0	0	28
St. Albert City	5	6	0	6	3	0	3	0	14
Stony Plain Town	5	0	0	0	0	0	0	0	5
Strathcona County	6	0	0	0	0	0	0	0	6
Sturgeon County	0	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**59**	**7**	**10**	**17**	**8**	**0**	**8**	**4**	**88**
Grand Total	**260**	**11**	**271**	**282**	**65**	**206**	**271**	**42**	**855**

Table 40: Edmonton Metropolitan Area
Percent Absorbed at Completion by Zone: February 2016

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
North Central	75.0	9.8	13.2
Northeast	40.0	27.8	35.4
Northwest	73.5	92.9	82.3
South Central	71.4	25.0	46.7
Southeast	75.4	94.7	88.3
Southwest	75.6	68.0	70.2
West	84.0	77.3	80.9
Total Edmonton City	**72.8**	**59.7**	**64.0**
Beaumont Town	85.7	83.3	85.0
Calmar Town	50.0	0	50.0
Devon Town	0	0	0
Fort Saskatchewan City	15.4	11.5	12.2
Gibbons Town	0.0	0	0.0
Leduc City	57.9	4.9	10.4
Leduc County	73.3	0	73.3
Morinville Town	60.0	0	60.0
Parkland County	87.5	0	87.5
Spruce Grove City	66.7	35.3	43.5
St. Albert City	42.9	50.0	47.4
Stony Plain Town	0.0	0	0.0
Strathcona County	64.7	0.0	44.0
Sturgeon County	88.9	0	88.9
First Nations	0	0	0
Other Centres	100.0	0	100.0
Total Rural	**60.9**	**14.8**	**29.1**
Grand Total	**68.9**	**44.4**	**52.3**

Table 41: Alberta Centres with Population of 50,000+
Housing Starts

February 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	218	461	-52.7	371	330	12.4	589	791	-25.5
Edmonton	325	499	-34.9	311	1,447	-78.5	636	1,946	-67.3
Grande Prairie	4	13	-69.2	2	4	-50.0	6	17	-64.7
Lethbridge	36	36	0.0	8	29	-72.4	44	65	-32.3
Medicine Hat	12	12	0.0	4	6	-33.3	16	18	-11.1
Red Deer	7	28	-75.0	132	102	29.4	139	130	6.9
Wood Buffalo	2	16	-87.5	2	5	-60.0	4	21	-81.0

Table 42: Alberta Centres with Population of 50,000+
Housing Starts: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	443	778	-43.1	713	760	-6.2	1,156	1,538	-24.8
Edmonton	588	945	-37.8	649	2,833	-77.1	1,237	3,778	-67.3
Grande Prairie	14	15	-6.7	77	4	1,825.0	91	19	378.9
Lethbridge	77	61	26.2	20	36	-44.4	97	97	0.0
Medicine Hat	18	28	-35.7	4	6	-33.3	22	34	-35.3
Red Deer	14	68	-79.4	134	102	31.4	148	170	-12.9
Wood Buffalo	3	32	-90.6	6	103	-94.2	9	135	-93.3

Table 43: Alberta Centres with Population of 50,000+
Housing Completions

February 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	215	477	-54.9	762	531	43.5	977	1,008	-3.1
Edmonton	409	551	-25.8	873	959	-9.0	1,282	1,510	-15.1
Grande Prairie	3	11	-72.7	4	2	100.0	7	13	-46.2
Lethbridge	71	56	26.8	0	24	-100.0	71	80	-11.3
Medicine Hat	24	13	84.6	6	0	--	30	13	130.8
Red Deer	12	36	-66.7	89	0	--	101	36	180.6
Wood Buffalo	5	30	-83.3	0	8	-100.0	5	38	-86.8

Table 44: Alberta Centres with Population of 50,000+
Housing Completions: Year-to-Date 2016

City	Singles			Multiples			Total		
	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	440	915	-51.9	1,317	720	82.9	1,757	1,635	7.5
Edmonton	909	970	-6.3	1,564	1,259	24.2	2,473	2,229	10.9
Grande Prairie	11	13	-15.4	10	4	150.0	21	17	23.5
Lethbridge	147	60	145.0	70	24	191.7	217	84	158.3
Medicine Hat	30	29	3.4	6	2	200.0	36	31	16.1
Red Deer	33	73	-54.8	89	8	1,012.5	122	81	50.6
Wood Buffalo	10	55	-81.8	82	124	-33.9	92	179	-48.6

Table 45: Alberta Centres with Population of 50,000+
Housing Under Construction

February 2016									
	Singles			Multiples			Total		
City	2016	2015	% Change	2016	2015	% Change	2016	2015	% Change
Calgary	2,371	3,521	-32.7	10,800	11,804	-8.5	13,171	15,325	-14.1
Edmonton	3,040	4,672	-34.9	10,636	11,610	-8.4	13,676	16,282	-16.0
Grande Prairie	102	278	-63.3	325	283	14.8	427	561	-23.9
Lethbridge	369	366	0.8	214	137	56.2	583	503	15.9
Medicine Hat	67	116	-42.2	32	61	-47.5	99	177	-44.1
Red Deer	83	206	-59.7	286	297	-3.7	369	503	-26.6
Wood Buffalo	26	142	-81.7	28	457	-93.9	54	599	-91.0

Edmonton Area

Edmonton Census Metropolitan Area

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census.

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The "intended market" is the tenure in which the unit is being marketed. This includes the following categories:

Condominium or "condo" (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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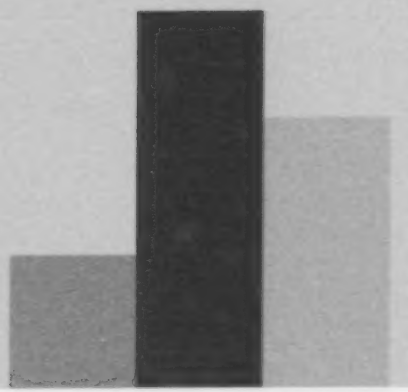

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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